



City of South Bend **PLAN COMMISSION**

City Hall
215 S. Martin Luther King, Jr. Blvd.
Suite 500
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

MINUTES

January 26, 2026
3:30 p.m.

Council Chambers, 3rd Floor
City Hall, South Bend, IN

MEMBERS PRESENT:

Rebecca Plantz
Scott Ford
Francisco Fotia
Tyler Gillean (virtual)
Taylor Lewis (virtual)
John Martinez
Maureen Miller
Caitlin Stevens

MEMBERS ABSENT:

Dr. Oliver Davis

ALSO PRESENT:

Tim Corcoran
Michael Divita
Kelly Meehan
Tim Staub
Mark Dellostritto
Brian Killen
Tom Panowicz

Election of Officers:

ACTION

After careful consideration, the following actions were taken:

Upon a motion by Caitlin Stevens, being seconded by Tyler Gillean and unanimously carried, Francisco Fotia is nominated for and elected President of the Plan Commission.

Upon a motion by Caitlin Stevens, being seconded by Mo Miller and unanimously carried, Tyler Gillean is nominated for and elected Vice President of the Plan Commission.

ITEMS NOT REQUIRING A PUBLIC HEARING

A. DEVELOPMENT PLANS

1. **PC# 0292-26 - RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND THE DEVELOPMENT PLAN FOR THE RIVER WEST DEVELOPMENT AREA FOR THE PURPOSE OF ESTABLISHING NEW ALLOCATION AREAS AND RELATED MATTERS - PC# 0293-26.**

(Audio Position: 03:00)

STAFF REPORT

No staff report was presented. Recommendation comes from written staff report and Mike Divita provided one comment at the meeting.

Staff Recommendation: Based on the information available prior to the meeting, the staff recommends the Plan Commission approve the resolution. Mike Divita provided comment that the IDD is consistent with the city's comprehensive plan and the forthcoming Downtown Plan.

PETITIONER- Caleb Bauer, Executive Director of DCI, presented on behalf of the South Bend Redevelopment Commission.

INTERESTED PARTIES

There was no one from the public to speak.

PUBLIC COMMENT

There was no one from the public to speak.

After due consideration, the following action was taken:

Upon a motion from Tyler Gillean and a second from John Martinez and unanimously carried, the Resolution was approved.

B. TEXT AMENDMENTS

1. **PC#0288-26 - AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO MAKE MISCELLANEOUS CHANGES FOR CLARIFICATION AND CONSISTENCY TO SIMPLIFY DEVELOPMENT PROCESS AND TO ACHIEVE HIGHER QUALITY DEVELOPMENT. (THIRD SUBSTITUTE)**
(Audio Position: 17:26)

STAFF REPORT

The staff report was presented by Brian Killen.

Staff Recommendation: Based on the information available prior to the meeting, the staff recommends the text amendment be approved as amended by Council.

PETITIONER

See staff report

INTERESTED PARTIES

There was no one from the public to speak.

PUBLIC COMMENT

There was no one from the public to speak.

After due consideration, the following action was taken:

Upon a motion from Taylor Lewis and a second from Scott Ford and unanimously carried, the Ordinance was approved.

C. MINOR SUBDIVISIONS

Popeye's Hickory Minor Subdivision – PC# 0297-26

(Audio Position: 19:50)

STAFF REPORT

The staff report was presented by Brian Killen.

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted Approval.

After due consideration, the following action was taken:

Upon a motion from Mo Miller and a second from Caitlin Stevens and unanimously carried, the Subdivision was approved.

D. FINDINGS OF FACT – None for consideration

E. MINUTES –

Upon a motion by Caitlin Stevens and seconded by Scott Ford and unanimously carried, the minutes from the December 15, 2025, Plan Commission meeting were approved.

(21:06)

F. UPDATES FROM STAFF – request from Mike Divita for the Plan Commission for a motion to allow zonign staff to move forward with additional ordinance text amendments addressing sign rules, miscellaneous updates, and to address House Bill 10-01.

Upon a motion from Taylor Lewis and a second and unanimously carried, the request for staff to proceed with additional text amendments was approved.

G. ADJOURNMENT- 3:53PM



Francisco Fotia,
President



Brian Killen,
Secretary of the Commission

City of South Bend Innovation Development District (IDD)

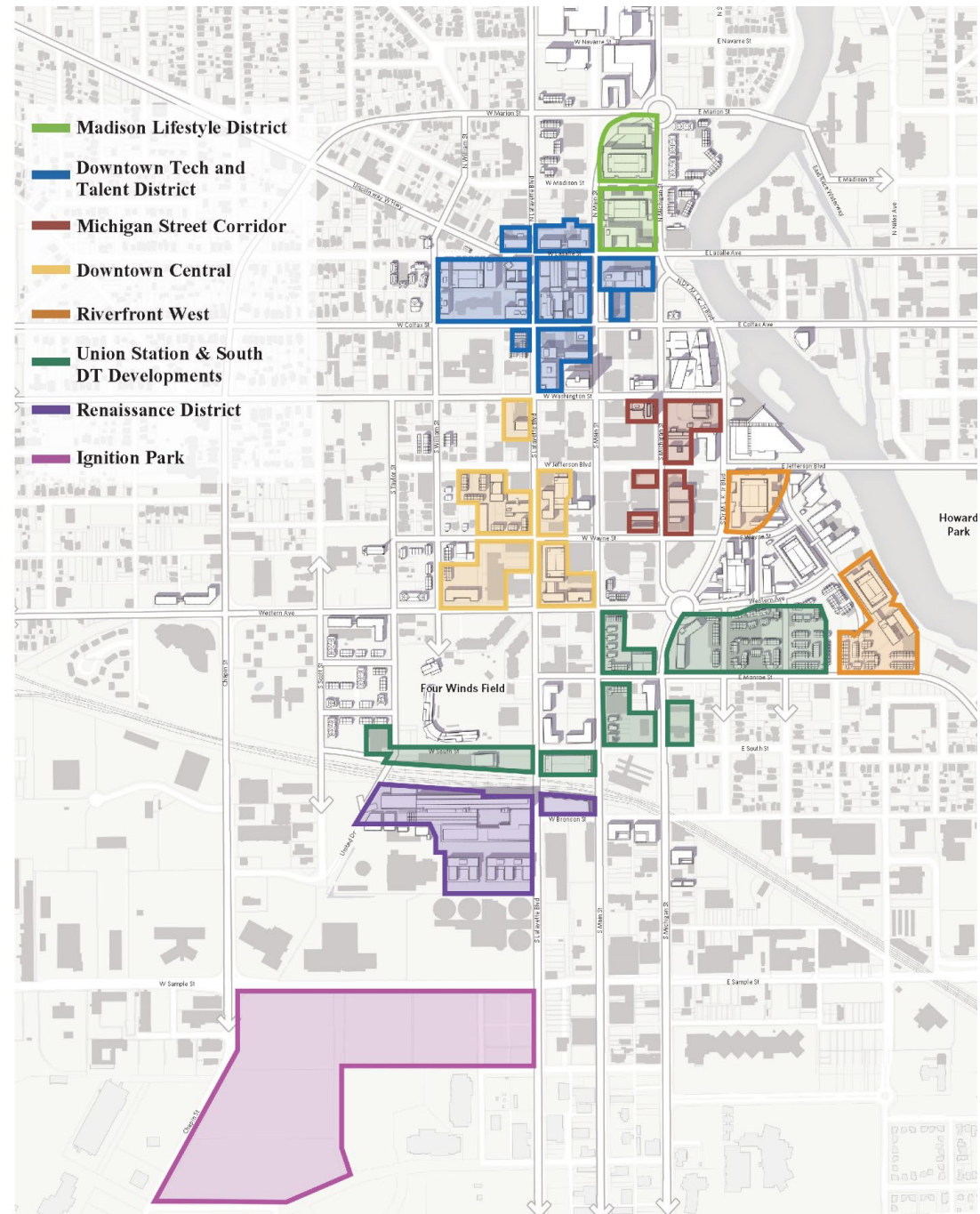
January 26th, 2026



City of South Bend
Indiana

Downtown IDD

- Scalable, market-driven approach in which increment generated by a project covers project funding gaps
- State increment could cover under 15% of the total projects costs across proposed IDD, not exceeding 20% on any individual project
- \$1.18B private investment in current economic development negotiations (55 acres)
- \$1.7B private investment, 2,420 new FTEs (3,500+ total FTEs) possible over 120 total acres
- 1.8M ft.² currently vacant space



IDD Agreement with State of Indiana

- Agreement between the State of Indiana, via the IEDC, and the City of South Bend governing local retention of state income and state sales tax in the downtown area
 - Creation of an Innovation Development District downtown
- Cap of \$15M of state sales and income tax increment annually over 30 year term
 - IEDC coordination required for utilization of funds above \$7.5M per year
- State maximum contribution of \$225M over term, with ability to propose amendment in the future regarding future projects
- Designation of district and setting of base rate on March 15, 2026



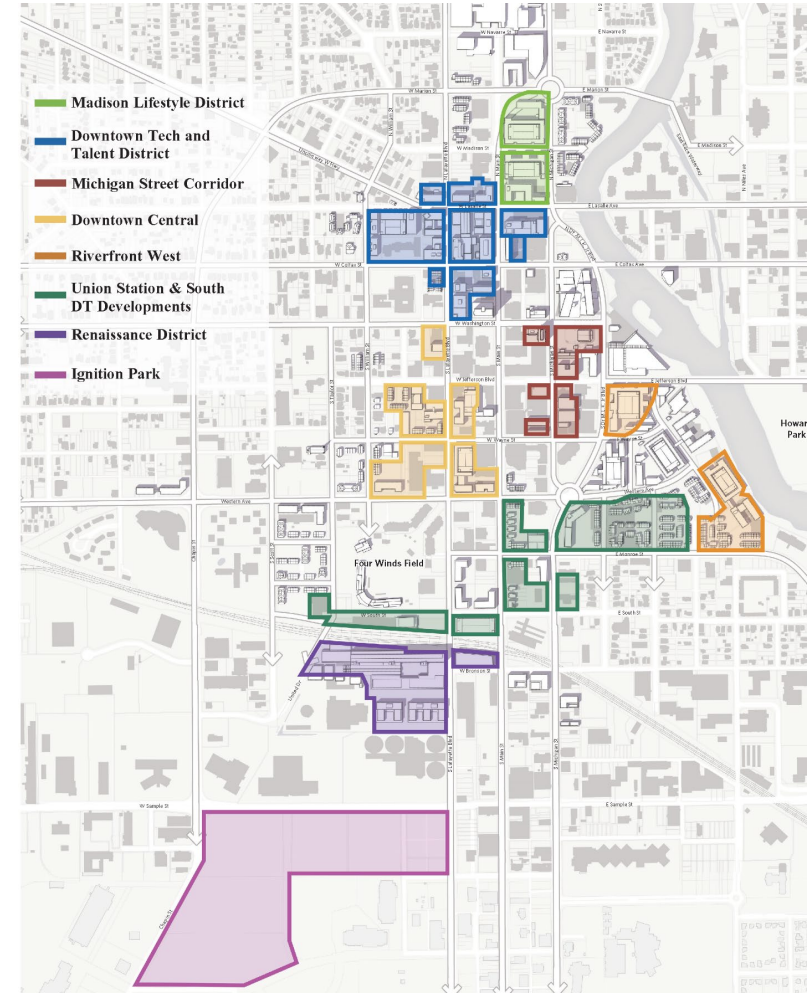
Indiana's ROI

- Based on Baker Tilly's analysis, completed scope would add more than \$1.1B to Indiana's annual GDP
- Expected to generate more than \$600M in state and local tax increment
- State increment incentive would not exceed 20% of any single project
- Adds 2,420 net new (3,500 total) jobs in South Bend, with another 1,898 in indirect and 1,432 in induced jobs
- Supports the creation of a true innovation hub that enables the University of Notre Dame to continue its transformative applied research expansion
- Value generates more than \$45M annually in state taxes, with only 33% necessary to be captured by IDD for projects to be actualized



Approving Amendments to the Declaratory Resolution and the Development Plan for the River West Development Area

- Establishes 8 new allocation areas concurrent to new Innovation Development District (IDD) and within the same boundaries
- Required to proceed before formal establishment date of IDD



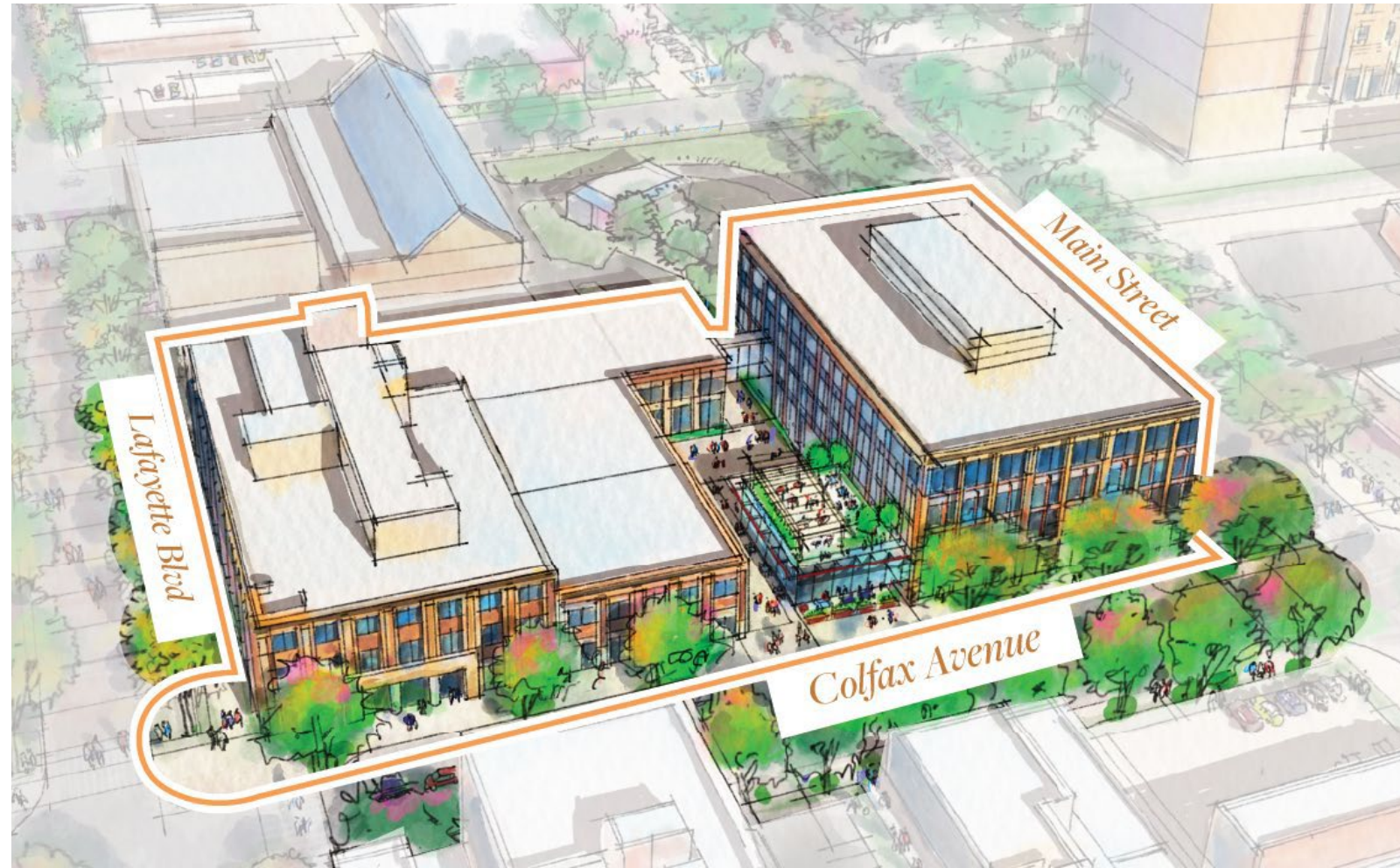
Timeline for Allocation Area Establishment

- January 26th: Plan Commission consideration, Common Council resolution adopting Plan Commission recommendation
- February 12th: Redevelopment Commission consideration of confirming resolution



Colfax Corner:

- Anchored by the University of Notre Dame and strengthened by ambitious industry and community partners, Colfax Corner concentrates research, talent, and enterprise in the heart of downtown
- Magnet for talent and an engine for growth, innovation, and community
- Key Metrics:
 - 400 FTEs, 202,000 ft²
 - \$154M total investment
 - \$750M+ direct economic impact over 10 years
 - 35% university occupancy
 - 90% local labor
- Developer: Ancora

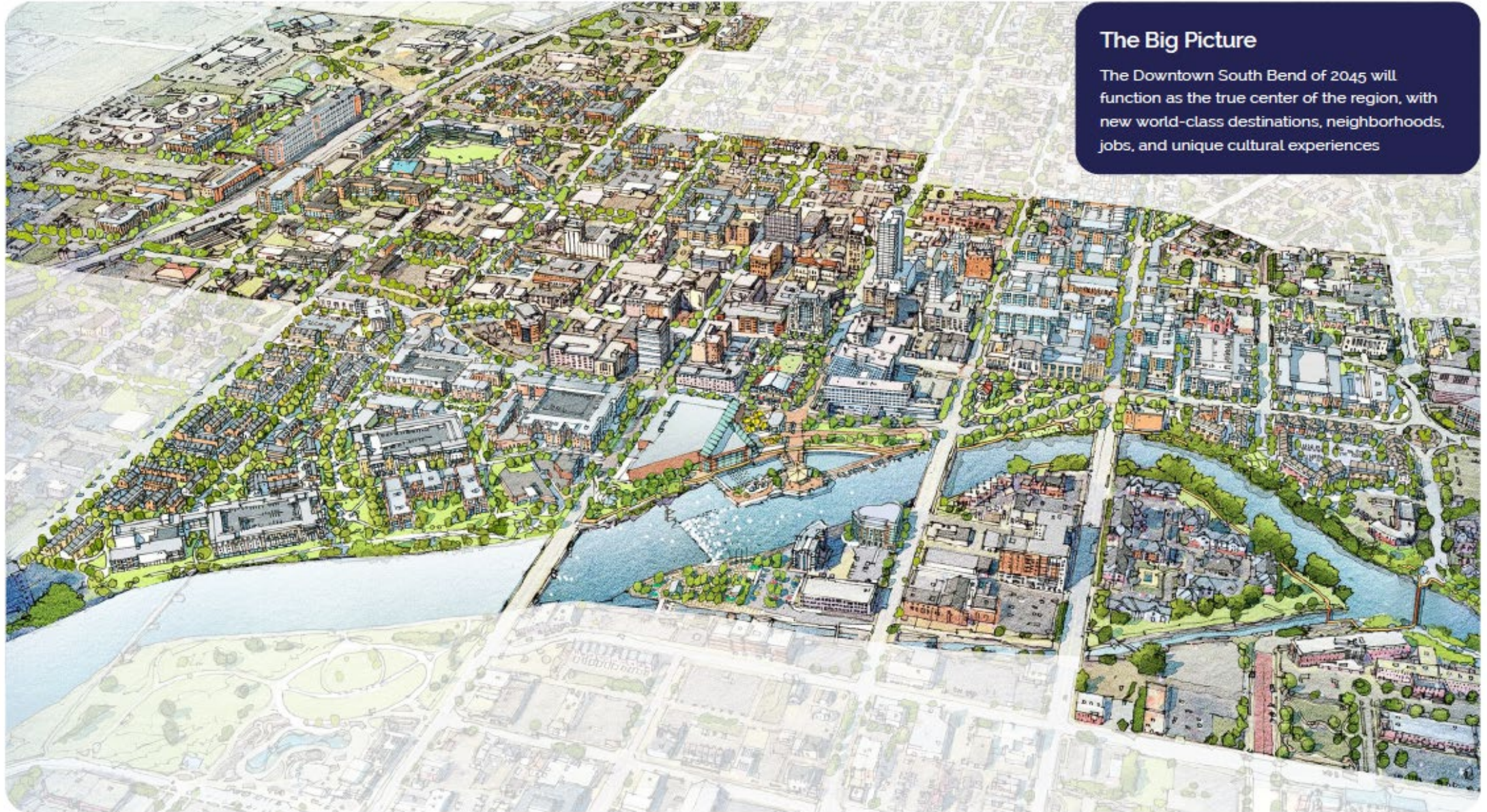


Colfax Corner:

- Unique venues to host events, speakers, concerts, and workshops
- Applied research facilities, prototyping and tech demonstration spaces
- Public-facing “hub” designed to connect community members and businesses with ND programs, resources, and collaboration opportunities.
- Community focused programming in collaboration with Boys & Girls Club, City Church and more.
- University Program Elements to occupy 35% of overall square footage
- Balance of space for the recruitment of companies in advanced industries along with innovative training programs.



The Vision for Downtown



The Big Picture

The Downtown South Bend of 2045 will function as the true center of the region, with new world-class destinations, neighborhoods, jobs, and unique cultural experiences



RESOLUTION NO. 26-01

**RESOLUTION OF THE SOUTH BEND PLAN COMMISSION
APPROVING A RESOLUTION OF THE SOUTH BEND
REDEVELOPMENT COMMISSION APPROVING AMENDMENTS TO
THE DECLARATORY RESOLUTION AND THE DEVELOPMENT PLAN
FOR THE RIVER WEST DEVELOPMENT AREA FOR THE PURPOSE OF
ESTABLISHING NEW ALLOCATION AREAS AND RELATED MATTERS**

WHEREAS, the South Bend Plan Commission (the “Plan Commission”), is the body charged with the duty of developing a general plan of development for the City of South Bend, Indiana (the “City”); and

WHEREAS, the South Bend Redevelopment Commission (the “Commission”), the governing body of the South Bend Department of Redevelopment (the “Department”) and the Redevelopment District of the City of South Bend, Indiana (the “District”), pursuant to Indiana Code 36-7-14, as amended (the “Act”), on December 18, 2025, approved and adopted its Resolution No. 3661 entitled “Resolution of the South Bend Redevelopment Commission Approving Amendments to the Declaratory Resolution and the Development Plan for the River West Development Area for the Purpose of Establishing New Allocation Areas and Related Matters” (the “Amending Declaratory Resolution”); and

WHEREAS, the Amending Declaratory Resolution approved amendments to the Declaratory Resolution previously adopted by the Commission and the development plan (the “Plan”) previously approved by the Commission in connection with the establishment and subsequent amendment of the River West Development Area and designation of the related allocation areas (collectively, the “Allocation Area”) to (a) designate certain areas, each of which is presently part of the Allocation Area, as separate allocation areas pursuant to Section 39 of the Act to be known as (i) the “Lafayette North Allocation Area” as described and depicted at Exhibit A to the Amending Declaratory Resolution, (ii) the “Lafayette South Allocation Area” as described and depicted at Exhibit B to the Amending Declaratory Resolution, (iii) the “Ignition Park Allocation Area” as described and depicted at Exhibit C to the Amending Declaratory Resolution, (iv) the “Downtown North Allocation Area” as described and depicted at Exhibit D to the Amending Declaratory Resolution, (v) the “Michigan Street Corridor Allocation Area” as described and depicted at Exhibit E to the Amending Declaratory Resolution, (vi) the “Studebaker Campus Allocation Area” as described and depicted at Exhibit F to the Amending Declaratory Resolution, (vii) the “Riverfront West Allocation Area” as described and depicted at Exhibit G to the Amending Declaratory Resolution, and (viii) the “Downtown South Allocation Area” as described and depicted at Exhibit H to the Amending Declaratory Resolution (clauses (i) through and including (viii), collectively, the “Allocation Areas”), and (b) amend the Plan to include each of the Allocation Areas therein (clauses (a) and (b), collectively, the “2026 Amendments”); and

WHEREAS, the Plan Commission desires to approve the Amending Declaratory Resolution and the 2026 Amendments; and

WHEREAS, the Commission has submitted the Amending Declaratory Resolution to the Plan Commission for approval pursuant to the provisions of the Act, which Amending Declaratory Resolution is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the Plan Commission has reviewed the Amending Declaratory Resolution and the 2026 Amendments described in the Amending Declaratory Resolution and has determined that they conform to the plan of development for the City, and now desires to approve the Amending Declaratory Resolution and the 2026 Amendments described therein and, pursuant to Section 16 of the Act, the Plan Commission desires to issue its written order approving the Amending Declaratory Resolution and the 2026 Amendments described therein;

NOW, THEREFORE BE IT RESOLVED by the South Bend Plan Commission, as follows:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Amending Declaratory Resolution and the 2026 Amendments described in the Amending Declaratory Resolution conform to the plan of development of the City.

2. The Amending Declaratory Resolution and the 2026 Amendments described in the Amending Declaratory Resolution are in all respects approved, ratified and confirmed.

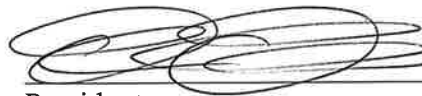
3. This Resolution hereby constitutes the written order of the Plan Commission approving the Amending Declaratory Resolution and the 2026 Amendments described in the Amending Declaratory Resolution pursuant to Section 16 of the Act.

4. The Secretary of the Plan Commission is hereby directed to file copies of the Amending Declaratory Resolution with the minutes of this public meeting.

5. This Resolution shall be in full force and effect after its adoption by the Plan Commission.

PASSED, ISSUED AND APPROVED by the South Bend Plan Commission this 26th day of January, 2026.

SOUTH BEND PLAN COMMISSION



President

ATTEST:


Secretary